

Neighborhood Meeting - November 9, 2020

Docket No. 20-ZONEPA-0100

(Joel Dock, DPDS Case Manager)

Proposed zone change from PRD to R-6 to allow a 136-unit apartment community on property located at 9418 Pirouette Ave.

c/o Corcoran Home Building & Remodeling, LLC

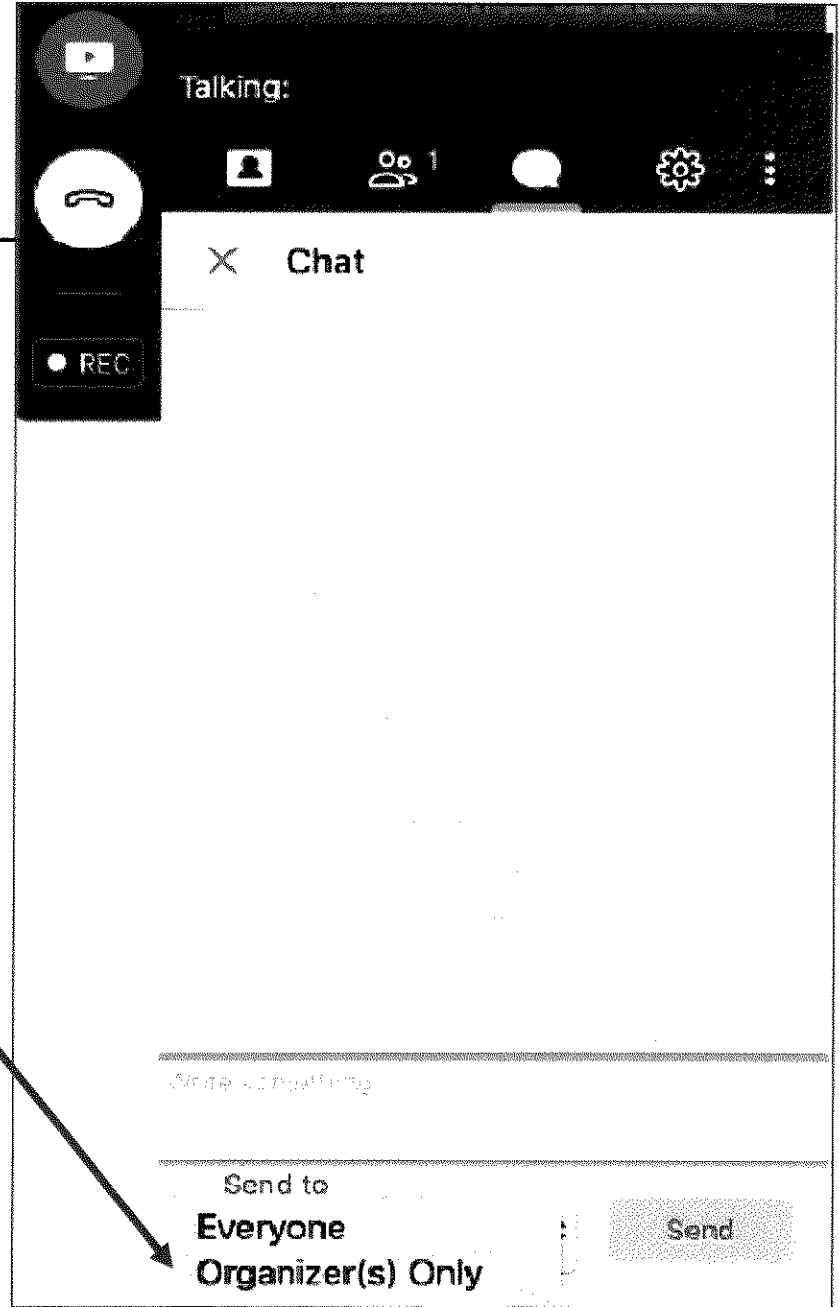
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Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

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Send Name and Address to
"Organizer Only" in Chat for
questions and identification to
add to our mailing list, if not
already on list



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Neighborhood Meeting Letter

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Preghiesco
Email: PREGH@BARDLAW.NET
Mobile: (502) 777 8831

October 26, 2020

RE: Neighborhood meeting for proposed change in zoning from PRD to R-6 to allow a 136-unit apartment community on approximately 8.92 acres of property located at 9418 Pirouette Ave

Dear Neighbor:

We are writing to notify you about an upcoming "neighborhood meeting" regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

The applicant, Corcoran Home Building & Remodeling, LLC c/o Micky Corcoran is seeking to rezone the property referenced above from PRD to R-6. This project was originally filed and approved for a 51-lot PRD subdivision by the applicant in 2019, however, the applicant is now changing the approved subdivision plan to a proposed apartment community. The current project is proposed to consist of a 136-unit multi-family community in 7 two-story and 1 three-story apartment buildings. The overall project is located on approximately 8.92 acres, with 2.77 acres of open space. We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number 20-ZONEPA-0100 and case manager Joel Dock.

The virtual meeting will be held on **Monday, November 9th** beginning at **6:30 p.m.**

Enclosed for your review are the following:

1. The development plan and aerial photograph sheet
2. LOJC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS's online customer service portal.
7. PDS's "After the Neighborhood Meeting" sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,



Nick Preghiesco

cc: Hon. Mark Fox, Councilman, District 13
Joel Dock, case manager with Division of Planning & Design Services
Kevin Young, land planner with Land Design & Development, Inc.
Matthew P. Corcoran, Applicant with Corcoran Home Building & Remodeling, LLC

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Process

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- Pre-App Filing
- Neighborhood Meeting
- Formal Filing
- Land Development & Transportation Committee (LD&T)
- Planning Commission (PC)
- Metro Council

www.louisvilleky.gov/businessportal

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DPDS Case Manager Contact Information

Joel Dock, AICP

*Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202*

(502) 574-5860

Joel.Dock@louisvilleky.gov

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NOTICE OF POTENTIAL CHANGES

- Please be advised that every effort is made to make the information today accurate, but it is subject to change and correction.
- Changes will likely be made to the development plan and use after various agencies and DPDS staff review the plan.
- Plan changes will be available for review with Louisville Metro Planning & Design's Online Customer Service Portal and at the time of the public hearing.
- You may also contact the DPDS case manager if you have any questions, or contact any others listed on the Contact Information Page where contact information is provided.

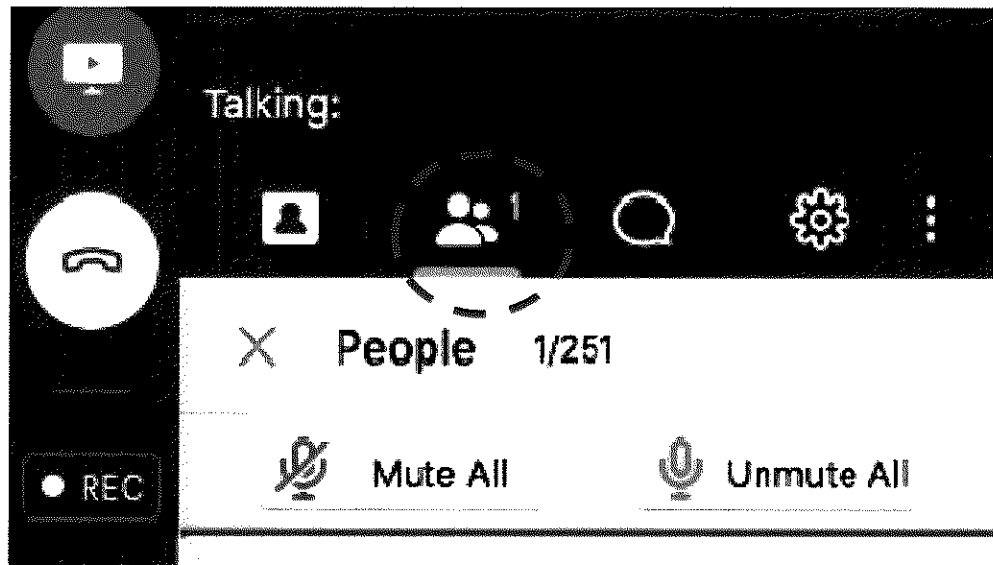
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How to edit name



John Talbott - Organizer, Presenter, Me
Connected to Audio

Unmute Me

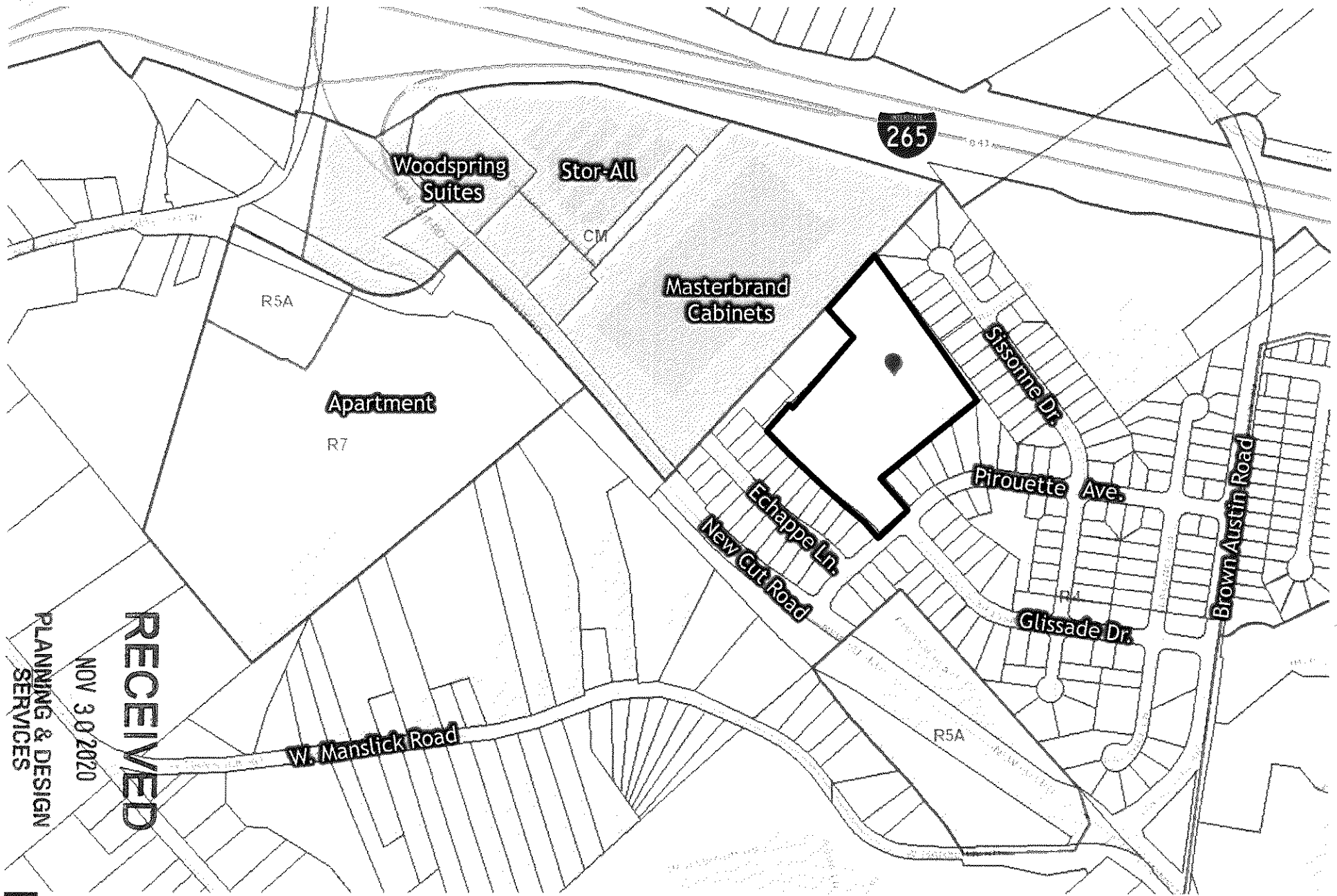
Edit Your Name and Email...

Copy Email Address To Clipboard

Share My Webcam

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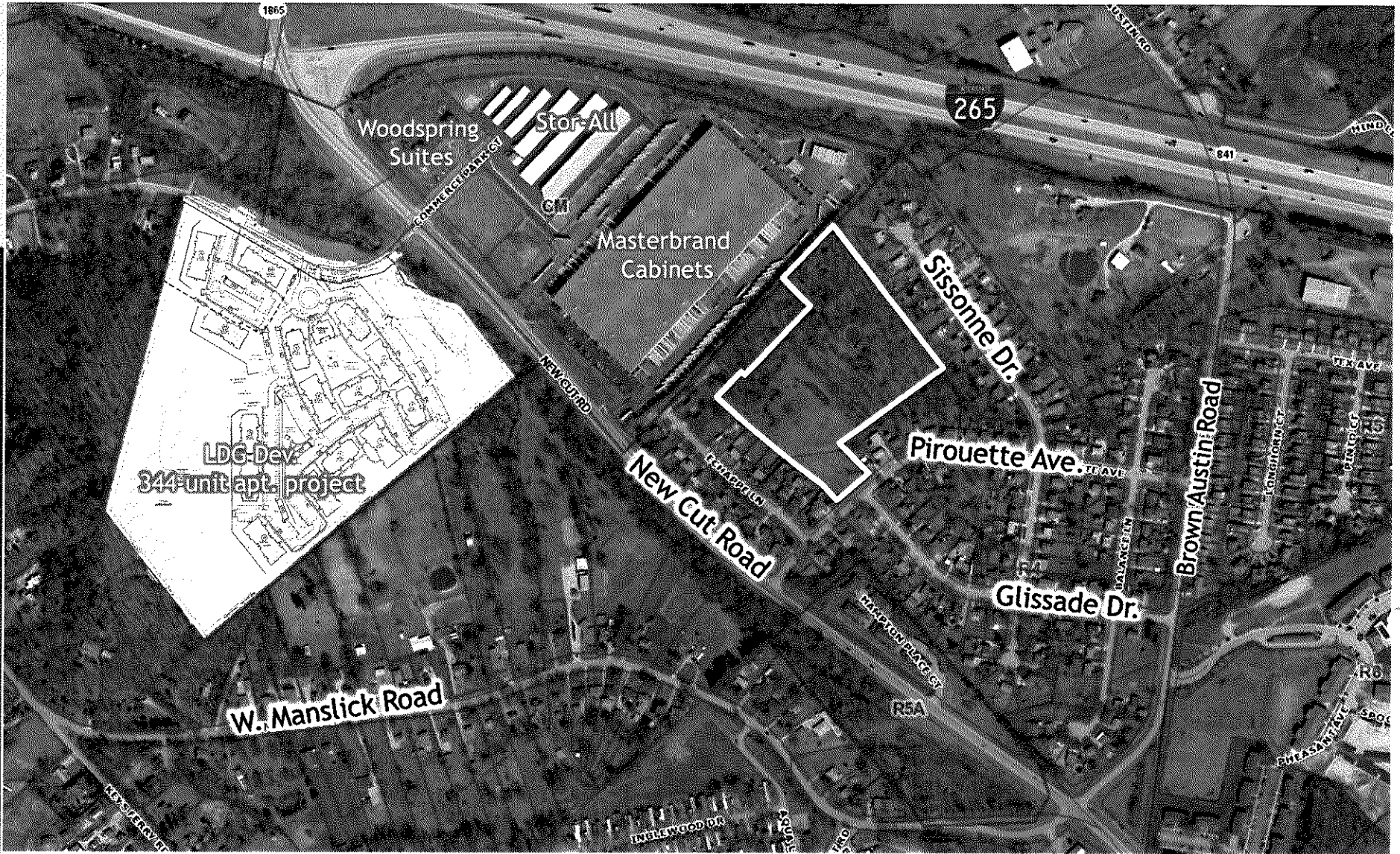


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View of site from Pirouette Ave, looking northwest.

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View of Pirouette Ave, looking northeast towards Glissade Dr.

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View of Pirouette Ave, looking southwest (towards New Cut Rd).

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Tree Line Estates Nature Walk - Developer will commit to mow, with the subject property mowing.

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Proposed apartment community development plan



MSD NOTES:

1. Construction plans County Metropolitan and other local.
2. Sanitary sewer see applicable fees A 10/19/2020
3. A portion of the per FIRM Map Num reflect (DMR) effect.
4. Drainage pattern =
5. The site has thru granting construct
6. On-site detention pre-developed one of the down-stre
7. All drainage, EPSC conceptual purpose prior to construct

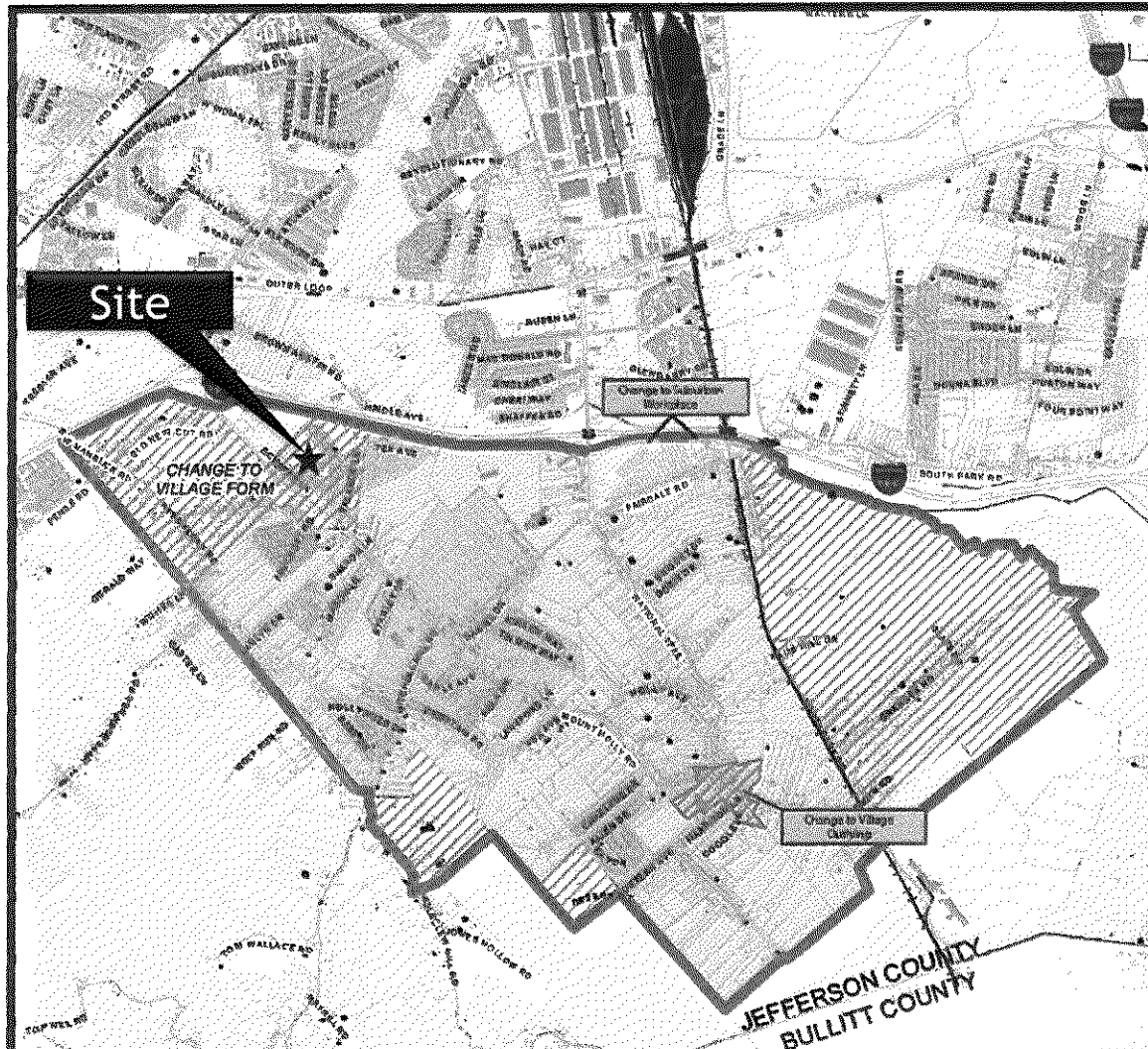
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Site is located in
 Village Form District

Fairdale Neighborhood Plan

Proposed Form Districts

Legend

Village Form (proposed)	Jefferson County Boundary
Village Center (proposed)	Paved Road
NEIGHBORHOOD	Paved Bridge
SUBURBAN WORKSPACE	Active Railroad Feature
VILLAGE	Abandoned Railroad Feature
VILLAGE CENTER	Railroad Bridge
NO FORMAL DISTRICT IN EFFECT	
City of Water	

Miles
 0 0.25 0.5 1

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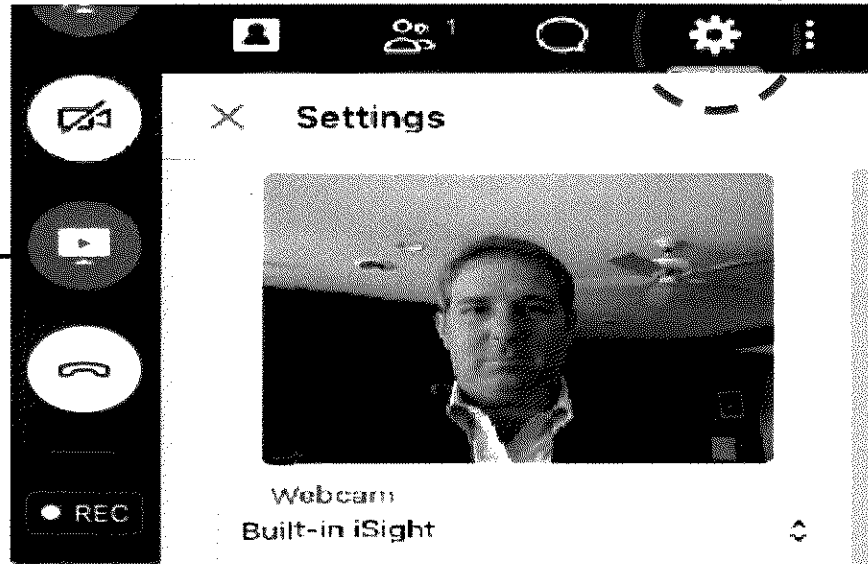
Proposed Style and Design of Apartment Community



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Turn off Computer Speakers



Turn Off Computer Audio

Tip: Turn off computer audio if you're dialed in by phone or in a room with other people connected to audio.

More



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Questions?

Please use the chat box feature and you will be called on one at a time.

If you did not receive a letter in the mail regarding this neighborhood meeting, please e-mail Anna Martinez at amc@bardlaw.net or call her at 502.426.6688 and she will add your name to the mailing list.

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